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MINUTES

REGULAR MEETING OF THE HOUSING COMMISSION OF THE CITY OF ALAMEDA HELD WEDNESDAY, JULY 20, 2005

The Commission was called to order at 7:00 p.m., with Chair King presiding.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Gormley, Tremain, Trujillo and Chair King. Commissioner Robles-Wong arrived at 7:10 p.m.

Absent: Commissioner Kurrasch and Rash

2. CONSENT CALENDAR

Commissioner Trujillo moved to adopt the Consent Calendar. Commissioner Gormley seconded. Motion carried unanimously. All items accepted or adopted are indicated with an asterisk.

*2-A. Minutes of the Housing Commission Regular Meeting held June 15, 2005. Minutes accepted.

*2-B. Draft Minutes of the Regular Board of Commissioners meeting held July 5, 2005. These draft minutes were for information only.

*2-C. Budget Variance Report. This report was accepted.

*2-D. Quarterly Investment Report. The Housing Commission accepted the report on the Housing Authority's investment portfolio as of June 30, 2005.

3. AGENDA

3-A. Election of Officers. Commissioners Tremain and Gormley nominated Garnetta King as Chair. Commissioner King nominated Nancy Gormley as Vice-Chair, seconded by Commissioner Tremain. Commissioner Trujillo moved acceptance of election of these candidates. Commissioner Tremain seconded. Motion carried unanimously for Garnetta King as Chair and Nancy Gormley as Vice-Chair.

3-B. Authorizing Chair and Director to Determine Conference Selection. Executive Director Pucci explained the Commissioners were surveyed for their conference preference. In previous years the Chair and Executive Director determined who would be attending conferences. He asked if this process should continue or be changed. It was suggested that Chair King and Executive Director Pucci provide the results of their selection at the next meeting. Commissioner Tremain moved that the Housing Commission authorize the Chair and the Executive Director to determine who will attend the conferences. Commissioner Trujillo seconded. Motion carried unanimously.

3-C. Recommending Award of Contract for Roof Replacement and Budget Amendment. Chair King asked if this went out to bid. Mr. Pucci responded affirmative. Chair King asked if there had been any problems with the submission of proper documentation. Mr. Pucci said there were no problems.

Commissioner Trujillo asked if the candidates were all in compliance. Mr. Pucci responded they were all in compliance and references were checked.

Vice-Chair Gormley asked if any of the candidates had done work for the Housing Authority. Mr. Pucci responded affirmative, Central Bay Roofing. He also explained the change order is based on their hourly rate.

Commissioner Trujillo felt, that in the past, outside contractors were more reliable than Alameda contractors. Mr. Pucci said that checking references is the best way to insure reliability.

Commissioner Robles-Wong moved the Housing Commission recommend that the Board of Commissioners:

1. Increase the Extraordinary Maintenance Projects line item of the FY2006 budget by \$27,500 to cover the cost of the proposed contract;
2. Award a contract to MNJ Roofing to replace roofs at Eagle and Parrot Villages for \$155,000, plus an additional 10 percent of that amount for any needed change orders, for an amount not to exceed \$170,500; and
3. Authorize the Executive Director to execute the contract.

Commissioner Trujillo seconded. Motion carried with four ayes and one abstain.

3-D. Selecting Housing Choice voucher Property Owner of the Year for 2004 with Four or More Units on the Program. Vice-Chair Gormley explained she and Chair King drove by the properties and explained the selection process. She felt the property with the best overall appearance, which was approved by Chair King, as 2249 Central Avenue, Irene Hanson. Chair King moved the Housing Commission:

- Name Irene Hanson, 2249 Central Avenue, as 2004 Housing Choice Voucher Property Owner of the Year for four or more units.
- Recommend the Mayor of the City of Alameda issue a proclamation recognizing and honoring the two 2004 Property Owners of the Year.

Motion carried unanimously.

3-E. Section 8 Housing Choice Voucher Program Status Report for the Period of July 1, 2004 to June 30, 2005. Executive Director Pucci said this is the fourth quarterly report for the Commission for the end of the fiscal year. We are in much better shape in Section 8 than anticipated. Costs are down and there is a surplus in the Section 8 Program. Those funds can be used for Housing Assistance Payments only. They can be used in this fiscal year should there be a shortfall. There is no anticipation of a shortfall. He went on to explain the voucher allocation goal to increase vouchers from 1,625 to 1,675. He explained how we acquired a surplus.

Commissioner Trujillo asked if Section 8 funding is better now. Mr. Pucci referred to July statistics and explained the funding and costs as compared to the previous year. He further explained, by reducing the size of the program, we reduced the amount of money spent which saved funds. Rents have stabilized and there are many vacancies and as a result we will not be increasing expenses in the future. More people are now able to find apartments for their vouchers.

The Commissioners commended the Housing Authority staff for the Section 8 turnaround and said they appreciated their good work for a job well done. Mr. Pucci agreed that staff did a great job.

This report was for information only.

4. ORAL COMMUNICATIONS

Speaker Thordie Ashley, resident at 711 Atlantic Avenue #355, complimented the Commission and Mr. Pucci for the painting that was done at Independence Plaza.

She said the painters were very nice to the tenants. She also stated the grounds look great and is very pleased the sprinklers are working.

Speaker Doris Martinez, resident at 703 Atlantic Ave, asked that we look at our policy on removing posted documents. Mr. Pucci apologized and said the document was not removed by Housing Authority staff. A discussion ensued and it was recommended to get approval before posting documents at Independence Plaza.

Speaker Mr. Torrey, resident at 174 Maple, explained a graffiti problem on the new sheds and on building 160 and unit 165 at Esperanza. Mr. Pucci explained the Housing Authority removes graffiti. Mr. Torrey said work is being done on play structures and playground services were looking around. Mr. Pucci said there it may be maintenance work that is being contracted by our Maintenance Department.

Speaker Ruth Lamb, mentioned that yellow ribbons shouldn't be considered a political thing.

5. COMMISSIONER COMMUNICATIONS

Vice-Chair Gormley spoke about the NAHRO Summer Conference in San Francisco. It was very good and well attended. She reported on the keynote speaker, the sessions, and the tour of San Francisco Housing Authority properties.

Chair King asked that Mr. Pucci create a policy for posting items on Housing Authority properties.

Commissioner Trujillo hopes that Mr. Pucci will develop a policy to assist people prior to posting any questionable material.

Commissioner Trujillo attended the Professional Development Seminar for Commissioners at the NAHRO Summer Conference in San Francisco. It was very thorough and one of the best seminars he attended. They ran low on supplies but he was fortunate to obtain a booklet and offered it to the Commissioners for their review. It was very informative and he learned how other Commissions operate.

Mr. Pucci explained, in general, there is no policy prohibiting religious or political discussions at the Independence Plaza Community Room.

Commissioner Trujillo apologized to Ms. Martinez for the removal of the yellow ribbon.

6. ADJOURNMENT

There being no further discussion, Chair King adjourned the meeting at 8:05 p.m.

Garnetta King, Chair

Attest:

Michael T. Pucci
Executive Director / Secretary